

SO ORDERED.



1 **TIFFANY & BOSCO**  
2 P.A.  
3

Dated: December 10, 2009

2 **2525 EAST CAMELBACK ROAD**  
3 **SUITE 300**  
4 **PHOENIX, ARIZONA 85016**  
5 **TELEPHONE: (602) 255-6000**  
6 **FACSIMILE: (602) 255-0192**

*Charles G. Case*

CHARLES G. CASE, II  
U.S. Bankruptcy Judge

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant  
  
09-25692/0078780038

10 **IN THE UNITED STATES BANKRUPTCY COURT**  
11 **FOR THE DISTRICT OF ARIZONA**

12 IN RE:

No. 2:09-bk-24534-CGC

13 Michael A. Santangelo and Cheryl A. Satangelo  
14 Debtors.

Chapter 7

15 \_\_\_\_\_  
16 Wells Fargo Bank, N.A.  
17 Movant,

ORDER

vs.

(Related to Docket #24)

18 Michael A. Santangelo and Cheryl A. Satangelo,  
19 Debtors, Jill H. Ford, Trustee.

20 Respondents.

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22 Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed  
23 Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,  
24 and no objection having been received, and good cause appearing therefore,

25 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

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1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated September 24, 2007 and recorded in the office of  
3 the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Michael  
4 A. Santangelo and Cheryl A. Satangelo have an interest in, further described as:

5 LOT 1, PALOMINO CASITAS ACCORDING TO BOOK 434 OF MAPS, PAGE 48,  
6 RECORDS OF MARICOPA COUNTY, ARIZONA.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
13 to which the Debtor may convert.

14  
15 DATED this \_\_\_\_day of \_\_\_\_\_, 2009.

16  
17 JUDGE OF THE U.S. BANKRUPTCY COURT

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